

## **ARTICLE II INTENT AND PURPOSE**

### **SECTION 200 INTENT AND PURPOSE**

#### **200.1 This Ordinance is adopted for the following purposes:**

- A. To provide for the citizens of Rockford adequate light, pure air, and safety from fire and other dangers, to conserve the value of land and buildings, to lessen or avoid congestion of traffic in the public streets, and to promote the public health, safety, comfort, convenience, morals and general welfare;
- B. To protect the character, scale and the stability of the residential, business and manufacturing areas within the City of Rockford, to promote the orderly and beneficial development of such areas, and to protect against destruction of or encroachment upon areas which contribute to the character of the City;
- C. To preserve and encourage the growth of the tax base of the City of Rockford;
- D. To allow reasonable use and reuse of existing structures within the City
- E. To establish restrictions in order to attain these objectives by adopting a Zoning Ordinance which establishes districts into which the City is divided, the restrictions upon the uses to which land and buildings may be devoted, the restrictions upon the location and height of buildings, the restrictions upon the intensity of the use of land and buildings, the requirements for yards, the requirements for off-street parking facilities, the provisions for administration and enforcement of the Ordinance, the penalties for violation of the Ordinance, and the procedure, powers and duties of the Zoning Officer and the Zoning Board of Appeals.

#### **200.2 DISTRICTS**

To promote the purposes and provisions of this Ordinance, the City of Rockford is hereby organized into the following districts:

|        |   |
|--------|---|
| RE     | Rural Estate District                     |
| R-1    | One-Family Residential District           |
| R-2    | Two-Family Residential District           |
| RM     | Multifamily Residential District          |
| R-3    | Multifamily Residential District          |
| R-4    | Multifamily Residential District          |
| RC     | Residential Conservation District         |
| C-1    | Limited Office District                   |
| C-2    | Commercial Community District             |
| C-3    | Commercial General District               |
| C-4    | Commercial Oldtown District               |
| I-1    | Light Industrial District                 |
| I-2    | General Industrial District               |
| MAX-WS | Maximum Wellhead Setback Overlay District |
| MIN-WS | Minimum Wellhead Setback Overlay District |